September 23, 2020

MEMORANDUM

FORMAL ACTION &
RECOMMENDATION
MEETING OF 09-24-20

To: Conservation Commission/Inland Wetlands and Watercourses Agency

From: Tom Mocko, Environmental Planner

Re: **Application of TrueNorth Inc. for: an inland wetlands and watercourses permit; and a Section 12 Special Permit with Design Review** concerning **The Offices At Addison Square** project (four proposed office buildings) at **219 Addison Road** (north of Eastern Boulevard) involving a mix of medical and general offices – Planned Employment Zone & Groundwater Protection Zone 1 – Megson, Heagle & Friend, C.E. & L.S., LLC – Alan Lamson, FLB Architecture & Planning, Inc. – 219 Addison Road, LLC, landowner – TruNorth Construction, Inc., applicant

REVIEW:

The proposal entails building four, new detached office buildings (housing a total of 18 offices), and a 118-space parking lot on 2.42 acres located at the corner of Eastern Boulevard and Addison Road. Public sanitary sewers and (MDC) water supply will service the site.

Lacustrine sands over very fine sand and/or finer textured soils exist on the site. The land's surface generally slopes (between 3 and 12 percent) from east to west. A small, 631 square foot wetland exists in the site's northwest corner, which connects to a larger wetlands and watercourses system to the north and west. No direct impacts to this wetland are proposed, but 14,800 square feet of the wetlands-regulated upland review area are proposed for disturbance and/or construction.

Please resume your review by perusing the Conservation Commission's July 16, 2020 meeting minutes (attached) when we all informally discussed this proposal. It appeared that the project's outdoor lighting, stormwater mitigation, and sidewalk concerns were adequately covered during the earlier meeting. More planning details were requested with regards to:

- Providing a planting plan for the proposed stormwater basin in the northwest portion of the site;
- Providing more shade trees in and around the pavement areas in order to more-so cool the runoff;

- Providing lists of the project's sustainable design features, and how the project complies with the Town's Plan of Conservation and Development;
- Consideration of the a reserve maintenance fund (considered, but not proposed);
- Consideration of reducing the proposed 118-space parking area (considered, but not proposed); and
- Consideration of a bike rack (one now proposed in southwest corner of parking lot).

A masonry sign is proposed with this project. I was told that this sign will not be up-lit or internally lit; the detail emailed to me does not indicate any lighting feature at all, but let's ascertain any intentions to illuminate the sign at the meeting.

Also, in reviewing this project, you may want to review: The attached excerpts from the submitted drainage report; the wetlands permit application materials (within your packet or uploaded on the Town website); and the set of revised plans (within your packet or uploaded on the Town website).

The soil erosion and sedimentation control plan is very good and comprehensive. Do note that said plan does acknowledge that construction would be underway by now and includes measures to implement prior to winter 2021; I think it's safe to say that construction would not begin until winter 2021 at the earliest, and this prefaced upon having a milder, and rather open, winter this coming season.

The revised landscape plan appears to favorably react to the comments provided during the informal review; trees, that will grow into effective shade trees, are generally specified to be planted forty feet on center on most sides of the parking lot, and suitable conservation shrub and herbaceous species are earmarked for the proposed detention basin in the northwest corner of the site. However, the landscape plan and planting schedule should be further revised to indicate that "TUP" (assuming it stands for "Tupelo" or Black Gum or *Nyssa sylvatica* as listed within the schedule) appearing on the planning plan also means Black Gum or *N. sylvatica* as listed on the planting schedule.

DRAFT MOTION FOR A WETLAND PERMIT

Moved, that the Inland Wetlands and Watercourses Agency grants an inland wetlands and watercourses permit to TruNorth, Inc. for activities (construction of detention basin and parking areas) solely limited to the upland review area concerning the proposed, The Offices at Addison Square at 219 Addison Road, in accordance with plans on file in the Office of Community Development, and in compliance with the following conditions:

1. The landscape plan and planting schedule shall be revised to definitively make certain that "TUP" on said plan refers to the species *Nyssa sylvatica* a.k.a. Tupelo a.k.a. Black gum listed within said schedule.

2. A complete maintenance schedule for the proposed stormwater drainage system shall be devised and added to the site plans to the satisfaction of the Town Engineer.

3. Installation of soil erosion and sedimentation control and stabilization measures shall be the Permittee's responsibility. Once installed these measures shall then be inspected by the Environmental Planner prior to land disturbance activities. Afterwards it then shall be the Permittee's responsibility to inspect these control measures during, and immediately following, substantial storm events and maintain and/or replace the control measures, when needed, on a regular basis until the site is vegetatively stabilized. Hay bales shall be replaced every 60 days. The Environmental Planner is hereby authorized to require additional soil erosion and sediment controls and stabilization measures to address situations that arise on the site.

4. Tree stumps and blasted rock material shall not be buried at the site.

5. Metal waste containers shall be provided at the site to facilitate the collection of refuse material generated from construction activities. Such material shall not be buried or burned at the site.

6. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.

7. Prior to the issuance of a Certificate of Occupancy, certification from a professional engineer shall be required confirming that the stormwater management system was constructed in conformance with the approved design.

8. Prior to the issuance of a Certificate of Occupancy, certification from a landscape architect shall be required confirming that landscape plants were installed in accordance with the approved landscape plan.

9. Material shall not be stockpiled in wetland areas.

10. The Permittee shall be fully responsible for damages caused by all activities undertaken pursuant to this permit that may have a detrimental effect on wetlands and/or watercourses, and all such activities that cause erosion and sedimentation problems.

DRAFT RECOMMENDATION TO
THE TOWN PLAN & ZONING COMMISSION

Moved, that the Conservation Commission recommends approval to the Town Planning and Zoning Commission for a Section 12 Special Permit with Design Review concerning TruNorth Inc.'s proposed The Offices at Addison Square at 219 Addison Road, in accordance with plans on file in the Office of Community Development, and in compliance with the following conditions:

1. The landscape plan and planting schedule shall be revised to definitively make certain that "TUP" on said plan refers to the species *Nyssa sylvatica* a.k.a. Tupelo a.k.a. Black gum listed within said schedule.

2. A complete maintenance schedule for the proposed stormwater drainage system shall be devised and added to the site plans to the satisfaction of the Town Engineer.

3. Installation of soil erosion and sedimentation control and stabilization measures shall be the Permittee's responsibility. Once installed these measures shall then be inspected by the Environmental Planner prior to land disturbance activities. Afterwards it then shall be the Permittee's responsibility to inspect these control measures during, and immediately following, substantial storm events and maintain and/or replace the control measures, when needed, on a regular basis until the site is vegetatively stabilized. Hay bales shall be replaced every 60 days. The Environmental Planner is hereby authorized to require additional soil erosion and sediment controls and stabilization measures to address situations that arise on the site.

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6. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.

7. Prior to the issuance of a Certificate of Occupancy, certification from a professional engineer shall be required confirming that the stormwater management system was constructed in conformance with the approved design.

8. Prior to the issuance of a Certificate of Occupancy, certification from a landscape architect shall be required confirming that landscape plants were installed in accordance with the approved landscape plan.

TM/dl

Four proposed Office Buildings at 219 Addison Road (north of Eastern Boulevard) – a total of 6 medical offices and 12 general offices, along with a 116-space parking lot and related infrastructure on 2.4 acres – Planned Employment Zone and Groundwater Protection Zone 1 – Megson, Heagle & Friend, C.E. & L.S., LLC – Alan Lamson, FLB Architecture & Planning, Inc. - 219 Addison Road, LLC, landowner – TruNorth Construction, Inc., applicant

Mr. Jonathan Sczurek, Professional Engineer with Megson, Heagle & Friend, explained that they are proposing 4 new office buildings with 18 units total on 2.42 acres located at 219 Addison Road. Mr. Sczurek explained that they will build a water quality basin (northwest corner of the property) with underdrain outlet similar to the one located at Central Rock Gym. He also explained that the buildings will be a mix of medical offices and other business offices. Mr. Sczurek stated that they will use best management practices for the storm water and added that the roof drains are directed into the infiltration system. He also stated that the project will utilize MDC water and public sewer. Mr. Sczurek explained that they found high ground water in the test pits 1 - 4. He noted that test pits 4 and 5 had good soil and would like to use this for the location of the drainage system.

Mr. Sczurek stated that he met with the Town Engineering Department subcommittee to discuss the sidewalks. He explained that the plans are keeping with the Town initiative of expanding trails, sidewalks and bikeways, to encourage people to use other modes of transportation. Mr. Sczurek also added that the plan would expand the sidewalks and tie into the existing sidewalks. He said there will be no sidewalk on the west side of Addison Road because a sidewalk exists on the east side of the street. Mr. Sczurek further explained that constructing sidewalks on the west side might encourage jaywalking.

Mr. Sczurek presented a slide on the landscaping plans. He stated that they will include a row of elm trees, shade trees and foundation plantings around the area. Mr. Sczurek also noted that they have met with the neighbor and will put up a vinyl privacy fence as well as Fraser fir trees for added screening.

Mr. Sczurek presented a slide on the lighting plan. He explained that they will use 10-foot-high poles that are high efficiency LED lighting and night sky compliant. The next slide was a rendering of the building. He explained that the units will be side by side and will have board and batten siding, which gives a "barn type feel to the buildings". Mr. Sczurek stated that in keeping with POCD, they will improve pedestrian circulation, encourage bikeways and sidewalks, and widen the shoulders for bicyclists to access the center of town. He also stated that there are 14,000 square feet of Upland Review area with 55 percent impervious coverage. Mr. Sczurek stated that the roof areas will direct water into the infiltration system. Mr. Mocko asked what plans they had for the stormwater. Mr. Sczurek stated that they will need to look into what type of planting and underdrain system to implement, and added that they do not want to clog the system. Mr. Mocko recommended they plant a rain garden with drought-tolerant herbaceous plants.

plants

Commissioner Temple inquired whether the landscape plans were reviewed by the Beautification Committee. Mr. Sczurek replied yes and added that the plans have been modified based on their comments. He explained that one of the modifications included planting more native trees. Commissioner Temple stated that more should be done about pavement cooling. Mr. Sczurek stated that they will plant large trees for shade.

Secretary McClain commented that she is delighted to see the sidewalks and added that it is wonderful news. She suggested a reserve fund to be created from the outset to ensure the property is properly maintained. Secretary McClain also inquired about the sustainable design features. She explained that the Commission would like to see green design elements and solar. Mr. Sczurek stated that he will compile a list of sustainable features.

Mr. Jeff Sawyer of TruNORTH Construction explained that they manage the properties after they are built. He explained that they manage a property in South Windsor and there is over $250,000 in reserve money and another $100,000 in a property they manage in Glastonbury. Mr. Sawyer further explained that the buildings are designed to be maintenance free, except for the roof. He then reiterated that they manage the properties they construct. Secretary McClain asked them to keep the reserve fund in mind for the long haul.

Secretary McClain inquired about the number of parking spots required. Mr. Sczurek stated that 112 is required and they have 116. Secretary McClain asked why the extra 4 and stated that it would be great to scale back the number. Mr. Sczurek stated that they do not the know exact mix of medical and other offices and added that the medical requirements are higher. Secretary McClain stated that the Commission would like the number reduced and would also like to see bike racks. Mr. Sczurek stated that he will include the bike racks in the final plan.

Chairman Harper asked the applicants to provide information on the environmental building features and the plantings in the water quality basin.

Chairman Harper thanked the applicants.

No members of the public were present.

[illegible] two buildings totaling 45,000 square feet, a 206-space parking lot and related infrastructure on 4.8 acres – 280 Western Boulevard (across street from The Hearth) – Planned Employment Zone & Groundwater Protection Zone 1 – LADA, P.C., Land Planners – Clark Engineering – JWM Architectural Group – REMA Ecological Services, LLC – Freshwater Wetland Services – Town of Glastonbury, landowner – The Casle Corporation, applicant

Mr. Philip Doyle of LADA, P.C., Land Planners presented a series of slides and explained that they have been constructing the Gateway buildings for a period of over 20 years. He explained that Gateway V will include new buildings J and K. Mr. Doyle noted that the property is an integrated complex with similar plantings and features.

Mr. Doyle stated that they have reduced the amount of parking. He explained that they have achieved this result by utilizing the data from the parking studies. Mr. Doyle noted that they have reduced the parking by 16 percent. Normal regulations would require the number of parking lots to be 243 and they are proposing 206. He further explained that they expect the average peak numbers to be in the 180-190 range, but are allowing for flexibility.

PART II.I from wetlands permit

Ecological Enhancements

The proposal includes a comprehensive landscape plan to make the site aesthetically pleasing as well as beneficial to the environment. This plan incorporates the following components into the design:

Shrubs that provide wildlife benefits and food sources.

Wetland plantings within the Stormwater Management Basin

Larger canopy trees in landscaped islands, as well as around the parking lot, to provide shading of the pavement.

Conservation seed mixes around the lot and rain garden.

from wetlands permit application materials

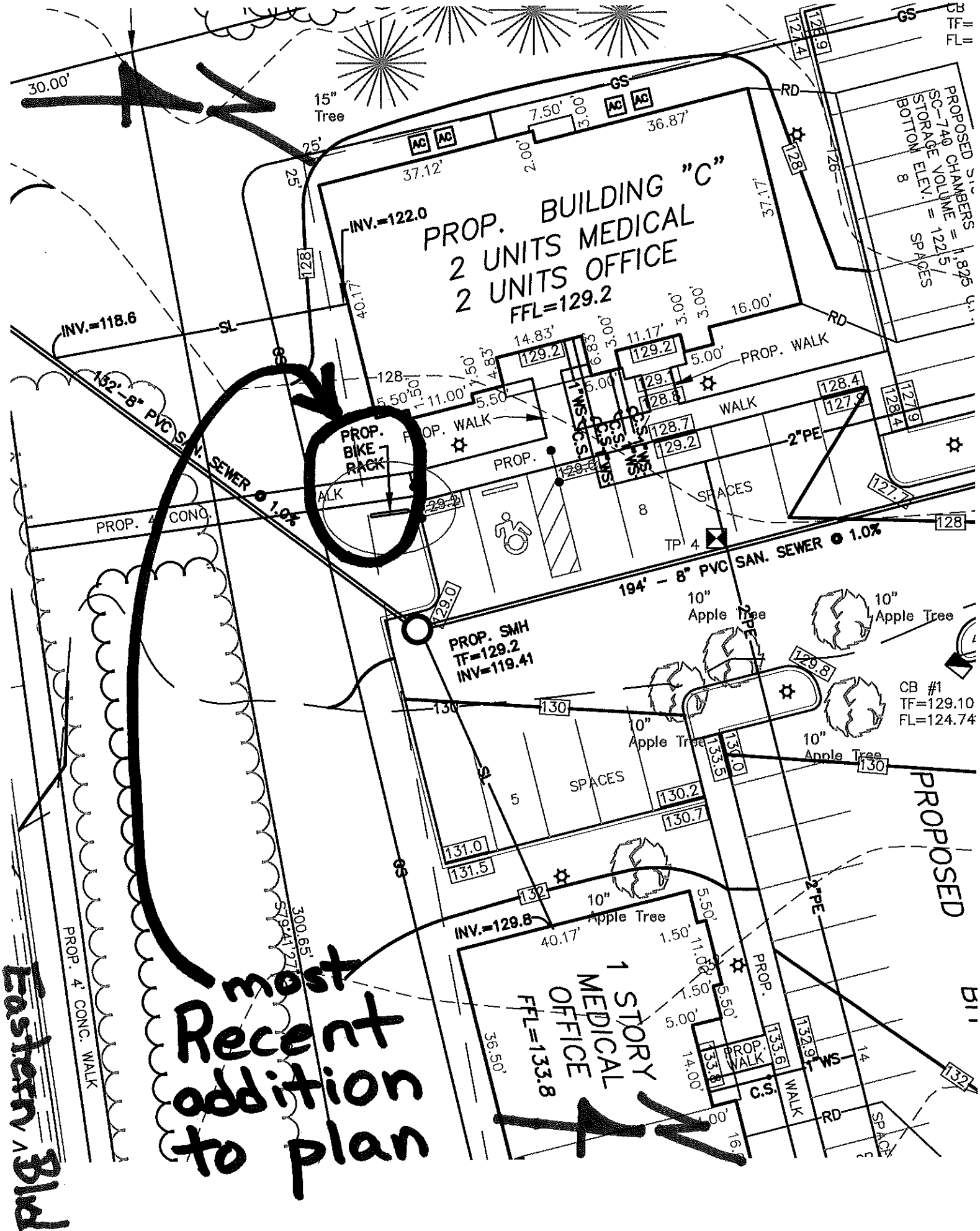
PART II.M

Consistency with Town of Glastonbury 2018-2028 Plan of Conservation and Development

Town of Glastonbury 2018-2028 Plan of Conservation and Development:

Please note that the Site is within the Employment Area (Planning Area 6).

1. Promote use of innovative techniques, Low Impact Development (LID) and Best Management Practices to benefit surface water and groundwater quality and overall ecological integrity. When feasible, apply these techniques to improve existing conditions and incorporate a Town-wide inspection, maintenance and improvement program. *Page 23 – Town Wide Policies, 5. Stormwater Management, a.*
2. Minimize light pollution through the incorporation of standards that reduce light spillage while maintaining sufficient lighting for safe vehicular and pedestrian movement within commercial sites. *Page 23 – Town Wide Policies, 6. Commercial Development, a.*
3. Support innovative stormwater management techniques and Low Impact Development (LID) standards for commercial construction. *Page 23 – Town Wide Policies, 6. Commercial Development, c.*
4. Minimize light pollution through the incorporation of standards that reduce light spillage while maintaining sufficient lighting for safe vehicular and pedestrian movement within commercial sites. *Page 49 – Planning Area Six, Policies, Land Use and Development, 8.*
5. Storm drainage systems to be upgraded. *Page 50 - Planning Area Six, Policies, Stormwater Management, 1.*


PROP. BUILDING "C"
2 UNITS MEDICAL
2 UNITS OFFICE
FFL=129.2
INV.=122.0
INV.=118.6
PROP. BIKE RACK
PROP. SMH
TF=129.2
INV=119.41
194' - 8" PVC SAN. SEWER @ 1.0%
152'-8" PVC SAN. SEWER @ 1.0%
PROP. 4' CONC. WALK
PROP. WALK
PROPOSED
1 STORY MEDICAL OFFICE
FFL=133.8
CB #1
TF=129.10
FL=124.74
PROPOSED STORAGE CHAMBERS SC-740
STORAGE VOLUME = 1,825 C.F.
BOTTOM ELEV. = 122.5
8 SPACES
5 SPACES
10" Apple Tree
15" Tree
most Recent addition to plan
Eastern Blvd

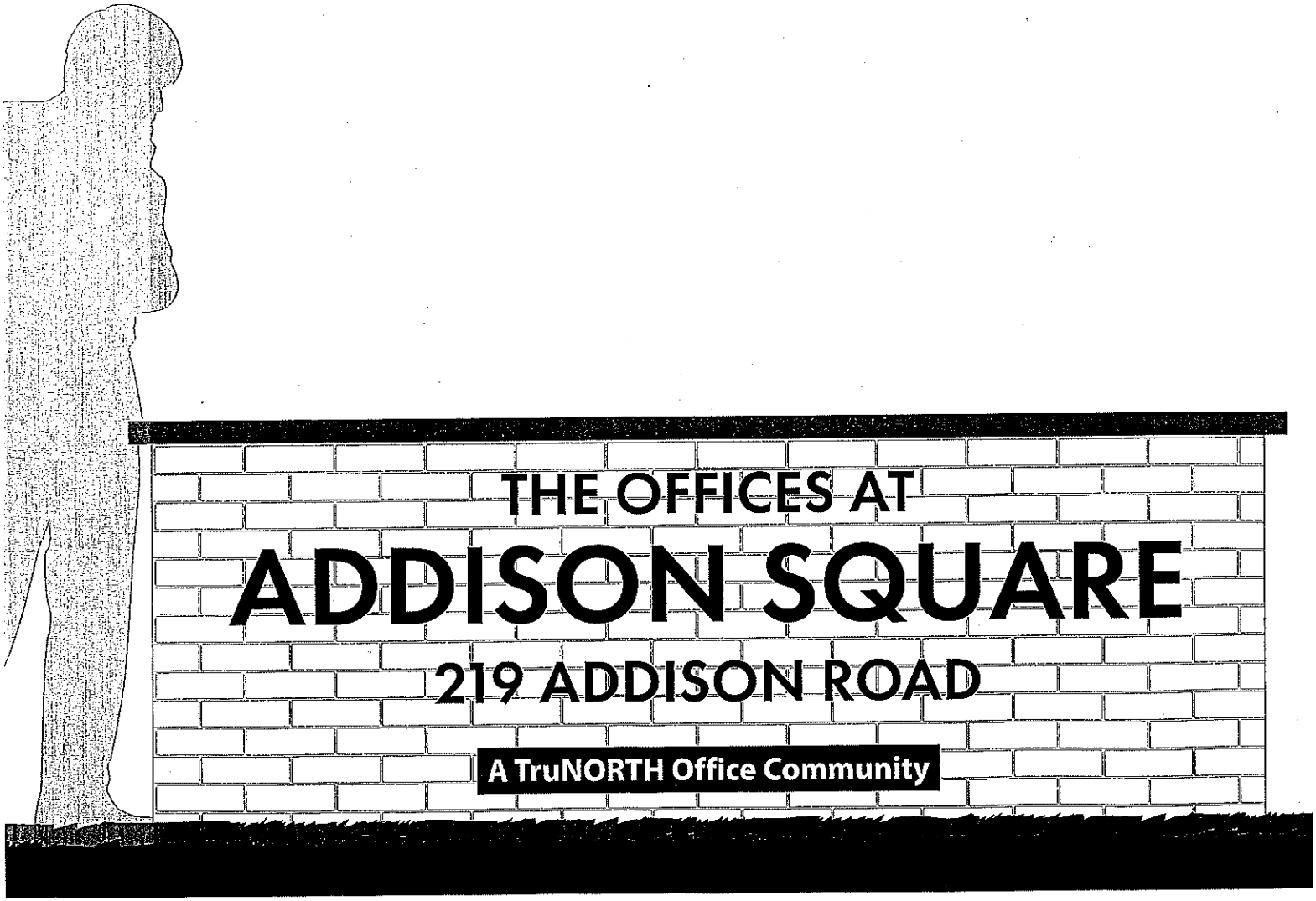
PART II.J from wetlands permit application materials

Management Practices and Mitigation Measures

Management practices relating to erosion and sedimentation control will be utilized for the development of the Site. E&S plans and notes are included directly on the plans submitted with this permit application. The stormwater system design includes best management practices; see the submitted Stormwater Management Report, for additional information.

The following "green design" and/or sustainable elements are also proposed:

1. Construction Pollution Prevention - ESC measures that prevent soil erosion, sedimentation
2. Stormwater Design Quality
3. Light Pollution Reduction - Site Lighting dark-sky compliant fixtures
4. Storage and collection of recyclables
5. Bicycle Rack
6. Use of Native Trees and Plant Materials in Landscaping Plan


THE OFFICES AT
ADDISON SQUARE
219 ADDISON ROAD
A TruNORTH Office Community

MEGSON, HEAGLE & FRIEND

CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CONNECTICUT 06033
PHONE (860) 659-0587
FAX (860) 657-4429

selected excerpts from:

HYDROLOGY AND HYDRAULICS ENGINEERING REPORT

219 ADDISON ROAD
PREPARED FOR
TRUNORTH CONSTRUCTION, INC
GLASTONBURY, CT

August, 2020

Prepared By:

Jonathan H. Sczurek, P.E.

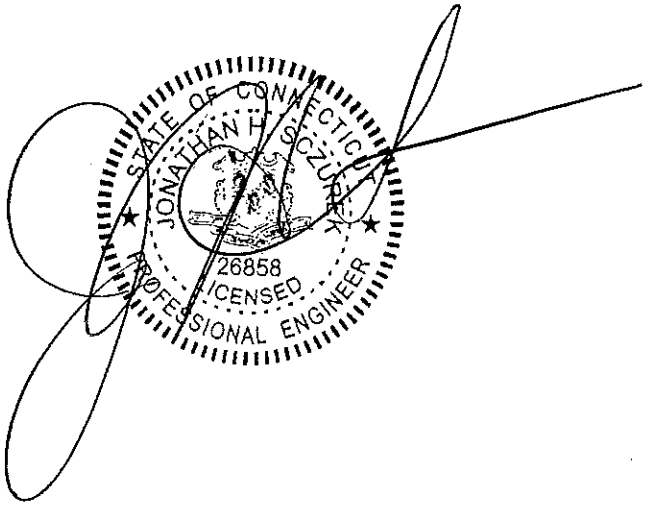


TABLE OF CONTENTS

I. INTRODUCTION

Project Description:

This project is located at 219 Addison Rd, on the north west corner of the intersection with Eastern Blvd. It will consist of the construction of 4 new office buildings with 18 units total on 2.42 acres located in a Planned Employment zone. The project will be accessed via a two-way driveway connection to Addison Road.

The site currently drains toward the northwest corner of the property where there are wetland soils that are associated with an intermittent watercourse that drains into a tributary of Salmon Brook. Pre and Post Development drainage patterns will be maintained and MS4 requirements met.

The proposed Stormwater Management System will include directing runoff from paved areas to a Detention Basin located in the northwest corner of the site. The basin is sized to attenuate peak flows from the 2-100 year return frequency storms. The roof areas will be directed into subsurface infiltration structures sized to store and infiltrate a 100-year storm from all of the buildings.

The water quality volume will be treated by separating and infiltrating the roof runoff, directing pavement to a vegetated swale along the easterly property line, installation of a stone infiltration trench in the northerly parking area and construction of a detention basin with a moist bottom and wetland plantings.

Drainage Considerations:

The proposed drainage system is designed to treat the WQV of the collected runoff by allowing for a 12-14 hr residence time within the detention basin along with a moist bottom to be planted with a wetland matrix. There are also other LID techniques incorporated into the design such as deep sump catch basins; directing runoff from a portion of the parking to a vegetated swale to increase time of concentration and allow for more nutrient uptake; sheet flow from a portion of the parking to a stone infiltration trench to increase time of concentration and dissipate energy or runoff; and infiltration of roof areas.

Soil testing was done on the site and there was high groundwater encountered in the area of the detention basin, allowing for a moist bottom, suitable for wetland plantings. The areas of roof infiltration also had indication of groundwater, but much deeper and the bottom of the systems will be above the high groundwater.

Methodology:

The stormwater models for the proposed development were designed using SCS TR-20 methodology, as detention is required, being in a subwatershed "C" as defined in the Salmon Brook Master Drainage Study. The hydrographs are included in Appendix B. The results demonstrate the peak flows for the 2, 10, 25, 50 & 100 year return frequency storms.

The storm drainage system was sized based on a 10 year return frequency storm. Sizing for the proposed Water Quality Treatment/MS 4 systems was calculated utilizing the techniques outlined in the 2004 Connecticut Stormwater Quality Manual. The Water Quality Volume was computed with the formulas presented in this manual.

Conclusions:

- The proposed drainage system will adequately convey a 10 year return frequency storm in accordance with the Town of Glastonbury requirements.
- No adverse impacts from development will be created for downstream areas.
- 100-year storm volumes from the proposed Building Roof Areas will be collected and infiltrated within the Subsurface Infiltration Chambers proposed.
- The proposed improvements will meet the MS 4 requirements for disconnecting paved areas from Town drainage systems.

Post-Development Runoff to Detention Pond

2.347 AC

CN =63

Tc=9.0 Min

SCS TR-20 (Use NOAA ATLAS14 rainfall rates)

Q_2 = 0.79 cfs	V_2 = 0.090 af
Q_{10} = 3.48 cfs	V_{10} = 0.279 af
Q_{25} = 5.52 cfs	V_{25} = 0.424 af
Q_{50} = 7.21 cfs	V_{50} = 0.547 af
Q_{100} =8.99 cfs	V_{100} = 0.676 af

Allowable Release Rate from Detention Pond

	Runoff In	-	Increase	=	Allowable Discharge
Q_2 :	0.79 cfs	-	0.51 cfs	=	0.28 cfs
Q_{10} :	3.48 cfs	-	3.20 cfs	=	0.28 cfs
Q_{25} :	5.52 cfs	-	4.46 cfs	=	1.06 cfs
Q_{50} :	7.21 cfs	-	5.16 cfs	=	2.05 cfs
Q_{100} :	8.99 cfs	-	5.94 cfs	=	3.05 cfs

Release Rate from Detention Pond as Designed

Q_2 : 0.02 cfs

Q_{10} : 0.23 cfs

Q_{25} : 0.59 cfs

Q_{50} : 0.83 cfs

Q_{100} : 1.04 cfs

III. REQUIRED WATER QUALITY VOLUMES

Buildings A & B

$WQV = \frac{(1") (R) (A)}{12}$ Where $R = 0.05 + 0.009(I)$

I= % Impervious Surface

Total Drainage Area = .10 AC

Impervious Area = 0.10 AC

$I = \frac{0.10\ AC}{0.10\ AC} = 100$

$R = 0.05 + 0.009(100) = 0.95$

$WQV = \frac{(1")(0.95)(0.10)}{12} = 0.0079$ AC-FT = **345 CF**

Buildings C & D

$WQV = \frac{(1") (R) (A)}{12}$ Where $R = 0.05 + 0.009(I)$

I= % Impervious Surface

Total Drainage Area = 0.07 AC

Impervious Area = 0.07AC

$I = \frac{0.07\ AC}{0.07\ AC} = 100$

$R = 0.05 + 0.009(100) = 0.95$

$WQV = \frac{(1")(0.95)(0.07)}{12} = 0.0055$ AC-FT = **241 CF**

Detention Basin

$WQV = \frac{(1")(R)(A)}{12}$ Where $R = 0.05 + 0.009(I)$

I= % Impervious Surface

Total Drainage Area = 3.88 AC

Impervious Area = 1.25 AC

$I = \frac{1.25\ AC}{3.88\ AC} = 32.2$

$R = 0.05 + 0.009(32.2) = 0.34$

$WQV = \frac{(1")(0.34)(3.88)}{12} = 0.1099\ AC\text{-}FT = \mathbf{4{,}786\ CF}$

IV. WATER QUALITY VOLUMES PROVIDED

Buildings A & B: *

2,714 CF Provided > 345 CF Required

Buildings C & D *

1,825 CF Provided > 241 CF Required

Detention Basin * handling paved areas

5,800 CF Storage Below Outlet Structure > 4,786 CF

Provided Required

To: Jonathan Sczurak P.E. – Project Engineer

From: Stephen M. Braun P.E.- Assistant Town Engineer
Greg Mahoney-Senior Engineering Technician GM

Date: September 18, 2020

Subject: Conservation Commission Review Comments

Re: The Offices at Addison Square
Proposed Medical/General office
129 Addison Road
Glastonbury, Connecticut 06033

Plan Date: 8/25/20

Revised To: 9/14/20

Designer: Megson, Heagle & Friend
61 Rankin Road
Glastonbury, Connecticut 06033
Jonathan Sczurek, P.E.- Project Engineer
jhs@megsonandheagle.com
1-860-659-0587

1. Final plans and stormwater report are to be signed and stamped by the Professional Engineer, Land Surveyor, or Architect, as appropriate to the plan sheet.
2. Review rational method drainage computations related to the routing depicted on the plans vs computations. Revise outlet protection computations accordingly based on any revisions to the rational method computations.
3. Provide additional computations supporting the storage volumes depicted on the plans for the underground detention systems. Provide a cross section for each UG storage system labeling bottom of stone, bottom of system, top of system, and top of stone elevations for constructability. Clarify bottom of system elevations depicted on the site plan. Ie (Bottom of Stone or chambers?) Verify bottom of system elevations vs TP groundwater elevations.
4. Provide UG detention system overflow connections to the nearest catch basin in the event of future surcharging due to lack of maintenance.
5. Provide and label inspection/maintenance port locations for the UG detention systems.
6. Tree removal on Town property required for the sewer connection and sidewalk will require coordination with the Town Tree Warden for 10 day posting of the trees prior to removal. Provide notes on the site plan reflecting these requirements.
7. Label all building laterals as 6" SDR 35 PVC.
8. Depict and label TP#1 location on the site plan.
9. Extend the Addison Road northerly curbline to close off the existing driveway apron. Label existing driveway to be removed and provide turf establishment.

10. Expand the site plan view at the intersection of Addison Road and Smith School/Eastern Boulevard to show the sidewalk network on the east side of Addison Road. Ensure the proposed sidewalk ramp location provides a safe crossing location conforming to the placement of a crosswalk in relation to the stop bar. The Town of Glastonbury will be responsible for the crosswalk installation and sidewalk ramp modifications required at the Smith School entrance.
11. Provide a table depicting Pre and Post Directly/Indirectly Connected Impervious Cover onsite for MS4 Tracking purposes on sheet 3 of 10. Pre DCIA should include any structures present on-site in 2014.
12. Stormwater maintenance schedule should include the proposed detention basin. Schedule should be added to the site plan.
13. Provide a label for the Stormtech system on sheet 3 of 10 labeling the WQV required and WQV provided for this feature.
14. List the WQV provided for each UG system on the computation sheet within the Stormwater Report.
15. Submit final approval PDF copies of the Stormwater Management Report and Final plans to greg.mahoney@glastonbury-ct.gov in the Engineering Division.
16. Provide construction details for the following items listed below:
    - Temporary/Permanent Bit Patch Detail
    - Typical Driveway Detail

Note: Revised plans may generate more comments based on plan changes reflected from this review.